

SYN. NO. _____

AGN. NO. _____

MOTION BY SUPERVISOR ZEV YAROSLAVSKY

OCTOBER 18, 2005

On June 24, 2003, the Board instructed the Chief Administrative Office to negotiate and execute a lease with Community In Schools, Inc. (CIS), a 501 (3) (c) non-profit corporation for its use and refurbishment of the Crafts Warehouse, located within the Consolidated Fire Protection District (Fire District) Pacoima Complex, for the purpose of establishing a Job Training Center in the San Fernando Valley.

Job readiness and employment are important components of success for at-risk and probation youths. One hundred fifty thousand dollars (\$150,000) was appropriated for this project from the Third Supervisorial District Anti-Gang Strategies Program. However, CIS encountered unanticipated delays in obtaining a zoning variance and construction plan approval. As a result of these delays, as well as cost escalations in building materials and changes in the location and scope of the project, the cost estimate has increased to \$450,000. In order to bridge the budget gap, the Board, on September 20, 2005, appropriated an additional \$300,000 fully funded by Probation Department FY 2004-05 one-time savings.

The Fire District is currently developing a master plan for the Pacoima Complex that calls for the demolition of the Crafts Warehouse at some future time. In order to accommodate this important community program, the Fire District has identified a 0.52

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acre parcel of unimproved land located within the Fire District's Pacoima Complex at the northerly right-of-way line of Osborne Street (the Land Parcel) to be leased to the County from the Fire District. CIS will develop the Land Parcel with a pre-fabricated structure, and in conjunction with the Probation Department, will provide this needed Job Training Program. The Fire District will benefit from this transaction in that the improvements on the Land Parcel will become Fire District property at the end of the lease term.

This collaborative effort will address the needs of the community by providing youth, young adults, and adults with job development, job training, job readiness, HOST Curriculum Tutoring, computer training, parenting classes, and a Youth Academy (Job Training Program).

I, THEREFORE, MOVE THAT THE BOARD OF SUPERVISORS:

1. Find that this lease and development of the parcel is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines and Class 3 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987.
2. Find that the Job Training Program is necessary to meet the social needs of the population of the County and serves public purposes.
3. Find that the Land Parcel is not currently needed for County or Fire District purposes, and that a gratis sublease to CIS on the terms set forth below is in the best interest of the County and general public.
4. Instruct and authorize the CAO to negotiate and execute, on behalf of the County, a gratis ground lease agreement with the Fire District for the Land Parcel for a Ten-(10) year term with an option to extend for an additional five (5) years ; terminate the lease

with CIS dated August 6, 2003 for the use and refurbishment of the Crafts Warehouse; and negotiate and execute a gratis sublease of the Land Parcel to CIS for a primary term of five (5) years, with two optional two-and-one-half year extensions, for its development and improvement with a suitable pre-fabricated structure for use by CIS, so long as CIS provides the Job Training Program.

5. Authorize CAO, upon execution of the sublease with CIS, to release \$60,000 to CIS to cover the costs associated with the preparation of plans and specifications for the development of the Land Parcel by CIS; and to monitor, document, and fund the project as work progresses to completion.

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